



**FINAL ADMINISTRATIVE DECISION  
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Bin He  
DOCKET NO.: 21-01320.001-R-1  
PARCEL NO.: 15-06-414-002

The parties of record before the Property Tax Appeal Board are Bin He, the appellant, by attorney Gregory Riggs, of Tax Appeals Lake County in Lake Zurich; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **Lake** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$30,871  
**IMPR.:** \$93,630  
**TOTAL:** \$124,501

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Lake County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2021 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

**Findings of Fact**

The subject property is improved with a 2-story dwelling of wood siding exterior construction with 2,138 square feet of living area. The dwelling was constructed in 1991. Features of the home include an unfinished basement, central air conditioning, and a 420 square feet of building area. The property has an approximately 9,050 square foot site and is located in Vernon Hills, Vernon Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales with the same assessment neighborhood code as the subject property and located within 0.33 of a mile from the subject property. The comparables have sites that range in size from 7,524 to 20,503 square feet of land area. The comparables are improved with 2-story dwellings of frame exterior construction that range in size from 2,165 to 2,280 square feet of living area. The dwellings were built from 1989

to 1992. Each comparable has a basement with three having finished area, central air conditioning, and a garage with either 400 or 420 square feet of building area. Three comparables each have one fireplace. The properties sold from April 2019 to April 2020 for prices ranging from \$324,500 to \$372,500 or from \$148.38 to \$172.06 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$112,655 which reflects a market value of \$337,999 or \$158.09 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$124,501. The subject's assessment reflects a market value of \$374,439 or \$175.14 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Lake County of 33.25% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales with the same assessment neighborhood code as the subject property and located within 0.37 of a mile from the subject property. The comparables have sites that range in size from 7,510 to 9,610 square feet of land area. The comparables are improved with 2-story dwellings of wood siding exterior construction with either 2,167 or 2,187 square feet of living area. The homes were built in either 1989 or 1991. Each comparable has a basement with three having finished area, central air conditioning, and a garage with 420 square feet of building area. Four comparables each have one or two fireplaces. Comparable #2 has a hot tub. The properties sold from April to August 2021 for prices ranging from \$399,900 to \$460,000 or from \$182.85 to \$210.33 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **Conclusion of Law**

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales, or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains ten comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables and board of review comparables #2, #3, and #5 which have basement finish, unlike the subject's unfinished basement, and/or have 2019 sale dates which occurred less proximate in time to the January 1, 2021 assessment date at issue than the other comparables in this record.

The Board finds the best evidence of market value to be board of review comparables #1 and #4 which are overall more similar to the subject in location, age, design, dwelling size, and other features. These comparables sold in June and August 2021 for prices of \$410,000 and \$460,000 or \$189.20 and \$210.33 per square foot of living area, land included, respectively. The subject's assessment reflects a market value of \$374,439 or \$175.14 per square foot of living area, land included, which falls below the two best comparable sales in this record. Based on this record

and after considering the necessary adjustments to the two best comparables for differences from the subject, the Board finds a reduction in the subject's estimated market value as reflected by its assessment is not warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



Member

DISSENTING: \_\_\_\_\_

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date:

August 22, 2023



Clerk of the Property Tax Appeal Board

**IMPORTANT NOTICE**

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Bin He, by attorney:  
Gregory Riggs  
Tax Appeals Lake County  
830 West IL Route 22  
Suite 286  
Lake Zurich, IL 60047

COUNTY

Lake County Board of Review  
Lake County Courthouse  
18 North County Street, 7th Floor  
Waukegan, IL 60085